

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
April 6, 2017

Mr. Thompson called the meeting of the Board of Directors to order at 6:00 p.m. Present were:

	Jeff Thompson	President
	Jim Medley	Vice President
	Andrew Bird	Secretary
	Dane Juarez	Treasurer
	Derek Patterson	Z & R Property Management
Excused Absences:	Becky Whyley	Director at Large
	Jim Klever	Director at Large
	Kristie McKitterick	Balanced Bookkeeping

Sub-Association Meet and Greet:

No representatives were present.

Owner Forum / Hearings:

There were no Hearings.

Secretary's Report:

The October meeting minutes were approved as submitted and the Annual meeting minutes were reviewed with one typo correction and the January meeting minutes were approved as submitted.

Mr. Juarez presented the **Finance Report**.

Questions were asked on different line items on the December 31st finances. Mrs. McKitterick will be contacted. Total assets for the Master Association as of February are \$817,704.57. The Income Statement Budget Performance report was reviewed. There was a question on the February budget for the Trash line item. Mrs. McKitterick will be contacted.

The **Aged Receivables** report was reviewed for January and February.

Mr. Patterson presented the **Manager's Report**.

The Action List was reviewed.

The monthly activity spread sheet was reviewed to include general violations, ARC approvals, over-night parking violations, extra duty and private security patrol schedules.

The 2017 Top Ten list was reviewed.

Items for future consideration will be updated.

The monthly lawn care reports were reviewed.

Old / New Business:

A letter was reviewed from the Board President at La Bellezza at Peregrine HOA. Mr. Thompson will respond and it was agreed the sidewalk along W. Woodmen Road could be plowed by the Master HOA if the Sub-HOA signed a damage waiver/release.

There were two (2) volunteers to act as co-chairs for the Block Captain Program; Mrs. Fenton and Mrs. Medley. A motion was made to appoint each member which carried 4-0.

The owners of 4055 W. Woodmen Road submitted a request for a commercial or business use and a request for renting their home for less than six (6) months. The commercial use application was denied and the approval of lease form would need to be submitted in full prior to the lease event.

An email from Mr. Bird was reviewed noting four (4) comments and/or suggestions from the Annual meeting.

A request was submitted for a new style of mailbox post. The style was somewhat unique and may not fit the aesthetics of the community; the request was denied 4-0.

There was discussion on the portable basketball rule and two response letters from owners who received a winter storage reminder letter. The rule will be updated for further review.

The owners of 2940 Needlecone Lane submitted a request to change out a side yard play set for a new trampoline; where a variance was granted previously for the play set. Discussion followed. It was agreed if the owners obtained approval from each immediate side neighbor and the neighbor across the street, the change could be approved.

There was discussion on the summer concert series. Mr. Juarez will work with Jeff Daily to coordinate/organize the events.

Mr. Bird discussed creating a mission statement for the Board/HOA and issuing a community survey.

There being no further business, the meeting was adjourned at 9:06 p.m.



Derek Patterson
Property Manager